116.0	0001	0003.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	954,600 / 954,600
					USE VALUE:	954,600 / 954,600
					ASSESSED:	954,600 / 954,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
101		WRIGHT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BROUGHALL JOHN
Owner 2:	BROUGHALL KERRY
Owner 3:	
Street 1:	101 WRIGHT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BROUGHALL JOHN -
Owner 2:	GAFFNEY KERRY -
Street 1:	101 WRIGHT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,526 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1953, having primarily Vinyl Exterior and 2633 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10526.000	439,600		515,000	954,600
Total Card	0.242	439,600		515,000	954,600
Total Parcel	0.242	439,600		515,000	954,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 362.50 | /Parcel: 362.5

Legal Description

User Acct 74172

GIS Ref

GIS Ref

Insp Date 09/24/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 116.0-0001-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	439,600	0	10,526.	515,000	954,600	954,600	Year End Roll	12/18/2019
2019	101	FV	327,300	0	10,526.	507,700	835,000	835,000	Year End Roll	1/3/2019
2018	101	FV	327,300	0	10,526.	390,000	717,300	717,300	Year End Roll	12/20/2017
2017	101	FV	327,300	0	10,526.	367,900	695,200	695,200	Year End Roll	1/3/2017
2016	101	FV	327,300	0	10,526.	338,500	665,800	665,800	Year End	1/4/2016
2015	101	FV	319,400	0	10,526.	316,400	635,800	635,800	Year End Roll	12/11/2014
2014	101	FV	319,400	0	10,526.	291,400	610,800	610,800	Year End Roll	12/16/2013
2013	101	FV	319,400	0	10,526.	291,400	610,800	610,800		12/13/2012

!8977!

PRINT

Date	Time
12/10/20	23:30:15

LAST REV

Date	Time
11/04/20	11:54:48
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8977

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BROUGHALL JOHN	44494-564		1/18/2005	Family	99	No	No		
GAFFNEY MICHAEL	37031-126		11/1/2002	Family	99	No	No		
SHANNON JOHN &	30812-185		10/29/1999		230,000	No	No		
SHANNON JOHN	20593-617		2/26/1999	Sub Sale	208,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/1/2020	1186	Solar Pa	53,289	C				
3/1/2003	202	Addition	93,000	C		G5	GR FY05	2nd floor addition

ACTIVITY INFORMATION

Date	Result	By	Name
9/24/2018	MEAS&NOTICE	CC	Chris C
3/23/2009	Measured	197	PATRIOT
8/31/2004	Permit Visit	BR	B Rossignol
8/30/2004	Permit Visit	BR	B Rossignol
4/22/2000	Inspected	276	PATRIOT
2/10/2000	Measured	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	74172
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10526		Sq. Ft.	Site		0	70.	0.70	6									515,045						515,000	

Total AC/HA: 0.24164 | Total SF/SM: 10526 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 515,045 | Spl Credit | Total: 515,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.12619042
Const Adj.:	0.99742496
Adj $ / SQ:	140.411
Other Features:	109250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	540003
Depreciation:	100441
Depreciated Total:	439562

COMMENTS

FLOODED BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	2				HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

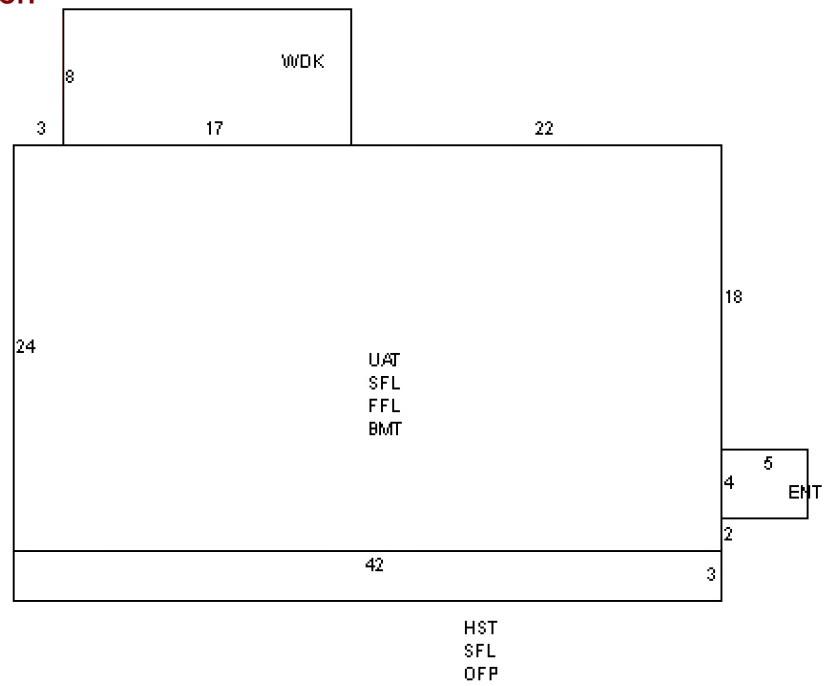
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	154.45
Special Features:	0	Val/Su Net:	117.32
Final Total:	439600	Val/Su SzAd	199.37

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,134	140.410	159,226
BMT	Basement	1,008	46.170	46,537
FFL	First Floor	1,008	140.410	141,535
UAT	Upper Attic	252	77.230	19,461
WDK	Deck	136	13.320	1,811
OFP	Open Porch	126	29.520	3,719
HST	Half Story	63	140.410	8,846
ENT	ENTRY	20	26.330	527
	Net Sketched Area:	3,747	Total:	381,662
Size Ad	2205	Gross Are	4566	FinArea 2633

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	F	
UAT	100	FLA	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

116.0-0001-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: